

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE – E/S Delaware Avenue,		
215' N of the c/l of Chesapeake Avenue	*	ZONING COMMISSIONER
(412 Delaware Avenue)		
9 th Election District	*	OF BALTIMORE COUNTY
4 th Councilmanic District		
	*	Case No. 99-214-SPHA
John F. Etzel and Eva A. Cross		
Petitioners	*	

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, John F. Etzel and Eva A. Cross, and the Contract Purchaser, Keith Franz. The Petitioners seek approval of a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the requirements of Sections 26-203(c)(8) and 26-278 of the Code, to raze an existing historic building, and variance relief from Sections 409.4 and 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit parking spaces 16 feet in length in lieu of the required 18 feet, and a parking setback from the street right-of-way of 3 feet in lieu of the required 10 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were John Etzel, property owner, Keith Franz, Contract Purchaser, Vincent J. Moskunas, the Professional Engineer who prepared the site plan for this property, Frank C. McCrystle, and Matthew Azrael, Esquire, attorney for the Petitioners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property consists of a gross area of 0.181 acres, more or less, zoned B.M.-C.T., and is located in the older community of East

ORDER RECEIVED FOR FILING
 Date 1/22/99
 By [Signature]

Towson, with frontage on Delaware Avenue between Chesapeake and Pennsylvania Avenues. Testimony and photographs submitted show that the site is improved with a two-story dwelling, one-story garage, and macadam paved parking area. Mr. Franz, who is an attorney by occupation and practices law in a building near the subject site, proposes to acquire the subject parcel, raze the dwelling thereon, and utilize the property entirely for parking. In fact, a portion of the property is already used for parking; however, razing the existing dwelling will provide a larger area. The site plan submitted depicts not only existing conditions, but also the proposed parking lot that will have access from Delaware Avenue to the west, and an alley to the east (rear).

The subject property is listed on the Maryland Historical Trust Inventory and thus, the requested special hearing relief is necessary in order to raze the dwelling. Testimony and evidence presented was that at its meeting on December 10, 1998, the Landmarks Preservation Commission (LPC) agreed to recommend to this Zoning Commissioner that the requested waiver be granted. The LPC recommendation was conditioned on the submittal of photographic documentation prepared to National Register Standards as approved by the County Historian. In this regard, it is clear that the subject structure has little actual historic value. For these reasons, I find that the Petitioners have met the requirements of Section 26-172 of the Code and that a granting of the requested waiver is justified.

As to the requested variance, testimony indicated that due to the narrowness of the property, the parking spaces will be slightly shorter than required by Code, and the westernmost spaces will be set back 3 feet from the right-of-way for Delaware Avenue as opposed to the required 10 feet. In my view, strict compliance with the parking regulations is not warranted and impractical. Thus, I find that the Petitioners have satisfied the requirements set forth for variance relief in Section 307 of the B.C.Z.R.

ORDER RECEIVED
Date 11/23/99
By [Signature]

Finally, as noted above, there were no Protestants present, and the Zoning Plans Advisory Committee comments were largely neutral. The Office of Planning and Zoning comment dated December 16, 1998 did record the Landmark Preservation Commission vote as outlined above. An amended comment was received from Robert W. Bowling, Supervisor of the Bureau of Developer's Plans Review Division of the Department of Permits and Development Management. That comment, as amended, shall be incorporated as a condition precedent to the granting of this relief.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 22nd day of January, 1999 that the Petition for Special Hearing to approve a waiver, pursuant to Sections 26-171 and 26-172(b) of the Baltimore County Code, of the requirements of Sections 26-203(c)(8) and 26-278 of the Code, to raze an existing historic building, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

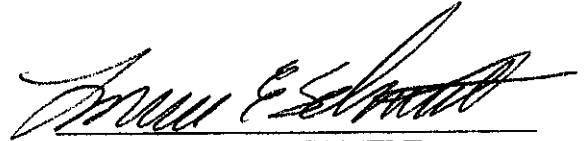
IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Sections 409.4 and 409.8.A.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit parking spaces 16 feet in length in lieu of the required 18 feet, and a parking setback from the street right-of-way of 3 feet in lieu of the required 10 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.
- 2) The Petitioners shall comply with the requirements of the ZAC comment submitted by Robert W. Bowling, Supervisor, of the Developer's Plans

ORDER RECEIVED FOR FILING
Date 1/22/99
By [Signature]

Review Division of DPDM, amended January 7, 1999.

- 3) The Petitioners shall submit photographic documentation of the structure to be razed, prepared to National Register Standards, as required by the County Historian.
- 4) When applying for the razing permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 1/22/99
by Rep



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

January 22, 1999

Matthew Azrael, Esquire
Keith Franz, Esquire
101 E. Chesapeake Avenue
Towson, Maryland 21286

RE: PETITIONS FOR SPECIAL HEARING AND VARIANCE
E/S Delaware Avenue, 215' N of the c/l of Chesapeake Avenue
(412 Delaware Avenue)
9th Election District - 4th Councilmanic District
John F. Etzel and Eva A. Cross - Petitioners
Case No. 99-214-SPHA

Dear Messrs. Azrael and Franz:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. John Etzel, 2108 Valewood Road, Towson, Md. 21286
Mr. Vincent J. Moskunas, M & H Development Engineering, Inc.
200 E. Joppa Road, Towson, Md. 21286
People's Counsel; Case File





Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at #412 Delaware Avenue

which is presently zoned BM-CT

This Petition shall be filed with the Department of Permits & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(b); BCC OF SECT 26-203(C)(10) AND SECT 26-27B TO RAZE ~~AN~~ ~~EXISTING~~ ~~INDUSTRIAL~~ BUILDING. (Ujm)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Keith Franz
(Type or Print Name)
[Signature]
Signature
101 E. Chesapeake Ave. 5th Floor
Address
Baltimore MD 21286
City State Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s).

JOHN F. ETZEL
(Type or Print Name)
John F. Etzel
Signature
EVA A. CROSS
(Type or Print Name)
Eva A. Cross
Signature

c/o CROSS + ETZEL 320 E. TOWSON TOWN BLVD.
Address
BALTO MD 21286
City State Zipcode

Name, Address and phone number of representative to be contacted.
M & H Development Engineers, Inc.
200 East Joppa Road
Room 101, Shell Building
Towson, Maryland 21286 (410)828-9060

Address c/o Vince Moskunus Phone No. _____

OFFICE USE ONLY
ESTIMATED LENGTH OF HEARING 1/2 HR
unavailable for Hearing

the following dates _____ Next Two Months
ALL ☒ OTHER _____

REVIEWED BY: JLL DATE 11/20/98



Revised 9/5/95

99-214-SPHA

ORDER RECEIVED FOR FILING

Date

By



Petition for Variance

to the Zoning Commissioner of Baltimore County
for the property located at #412 Delaware Avenue

which is presently zoned BM-CT

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 409.4 AND 409.8.A.4 TO PERMIT

PARKING SPACE 16 FT. IN LENGTH IN LIEU OF THE REQUIRED 18 FT, AND TO BE 3 FT FROM STREET RIGHT OF WAY IN LIEU OF 10 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. The original lot width is too narrow for perpendicular parking requirements, either the aisle way should be reduced or the parking space to fit within the lot.
2. Small car space is 7.5'x16' would not need variance.
3. This lot does not support the office building, this is more like an overflow area for #101 E. Chesapeake Avenue.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

Keith Franz
(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

JOHN F. ETZEL
(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

M & H Development Engineers, Inc.

200 East Joppa Road

Room 101, Shell Building

Towson, Maryland 21286

(410) 828-9060

Address c/o Vince Moskunas

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL ☒ OTHER

REVIEWED BY: JLL

DATE

11/20/98

99-214-SPHA

Printed with Soybean Ink
on Recycled Paper

214

TEL.: 410-828-9060

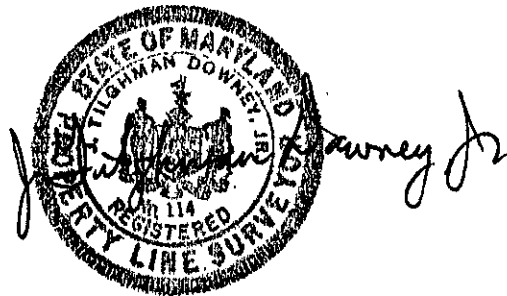
FAX: 410-828-9066

M. & H. DEVELOPMENT ENGINEERS, INC.

200 EAST JOPPA ROAD
ROOM 101, SHELL BUILDING
TOWSON, MARYLAND 21286

ZONING DESCRIPTION FOR #412 DELAWARE AVENUE

Beginning at a point on the east side of Delaware Avenue which is 53' wide at the distance of 215' north of the centerline of Chesapeake Avenue which is 60' wide. As recorded in Deed Liber 11761, Folio 701 and running thence N $15\frac{1}{4}^{\circ}$ E, 55 feet; thence parallel with Chesapeake Avenue, S $79\frac{1}{2}^{\circ}$ E, 143 feet 6 inches to the centerline of a 16' alley; thence S $15\frac{1}{4}^{\circ}$ W, 55 feet; and thence N $79\frac{1}{2}^{\circ}$ W, 143 feet 6 inches to the place of beginning. Also known as #412 Delaware Avenue and located in the 9th. Election District, 4th. Councilmanic District. (.181 AC \pm) *upm*



J. Tilghman Downey, Jr.

99-214-SPNA

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-214-SPHA
412 Delaware Avenue
E/S of Delaware Avenue, 215
N of Chesapeake Avenue
4th Election District
9th Councilmanic District
Legal Owner(s): John F. Etzel
& Eva A. Cross
Contract Purchaser: Keith Franz

Special Hearing: to approve a waiver pursuant to Sections 26-171, 26-172(b), BCO of Section 26-203(C)(B) and Section 26-178 to rezoning building. Variance: to permit parking space 16 feet in length in lieu of the required 18 feet and to be 3 feet from street right-of-way in lieu of 10 feet.
Hearing: Tuesday, January 6, 1998 at 10:00 a.m. in Room 407, County Courts Building, 401 Bowley Avenue.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call (410) 887-3353.
(2) For information concerning the File and/or Hearing, Please Call (410) 887-3351.

12/15/97 Dec. 17 - C278442

CERTIFICATE OF PUBLICATION

TOWSON, MD., 12/17/, 1998

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/17/, 1998.

THE JEFFERSONIAN,

A. Henrichson

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARY ID
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 056230

DATE 11/20/98 ACCOUNT R0016150
AMOUNT \$ 500.00

RECEIVED FROM: Agnes Gammitt Frong
FOR: (C) SPHA

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS	ACTUAL	TIME
1/23/1998	11/20/1998	09:40:55
REI W005	CASHIER LHM LXS	DRAWER
5 MISCELLANEOUS CASH RECEIPT		
Receipt #	084418	DEF #
CR NO.	056230	

500.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

99.214-SPHA

CERTIFICATE OF POSTING

RE: Case # 99-214-SPHA
Petitioner/Developer:
(Keith Franz)
Date of Hearing/Closing:
(Jan 5, 1999)

**Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204**

Attention : Ms. Gwendolyn Stephens

Ladies and Gentleman:

**This letter is to certify under the penalties of perjury that the necessary sign(s) required by
law were posted conspicuously on the property located at _____**

412 Delaware Ave. Baltimore, Maryland 21286 _____

The sign(s) were posted on _____ Dec. 22, 1998 _____
(Month, Day, Year)

Sincerely,

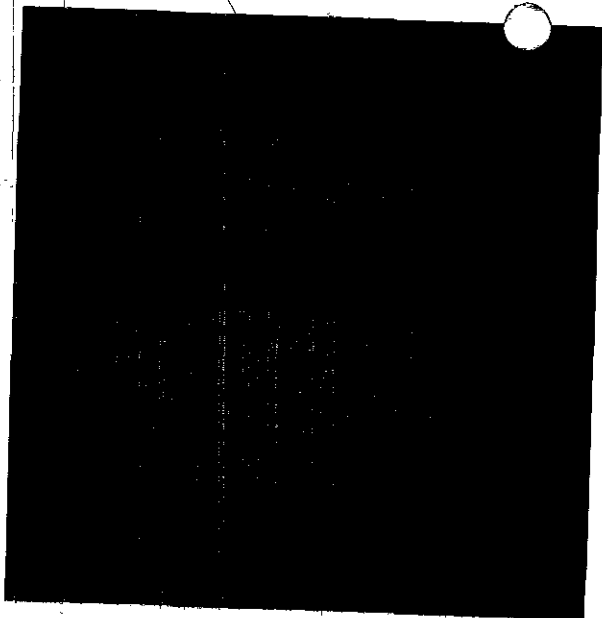

(Signature of Sign Poster & Date)

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ (410)-687-8405 _____
(Telephone Number)



RE: PETITION FOR SPECIAL HEARING
PETITION FOR VARIANCE
412 Delaware Avenue, E/S of Delaware Ave,
215' N of Chesapeake Ave, 9th Election District,
4th Councilmanic

Legal Owners: John F. Etzel and Eva A. Cross
Contract Purchaser: Keith Franz
Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-214-SPHA

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 17th day of December, 1998, a copy of the foregoing Entry of Appearance was mailed to Vincent J. Moskunas, M & H Development Eng., Inc., 200 E. Joppa Road, Room 101, Towson, MD 21286, representative for Petitioner(s).

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

December 1, 1998

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-214-SPHA
412 Delaware Avenue
E/S of Delaware Avenue, 215' N of Chesapeake Avenue
4th Election District – 9th Councilmanic District
Legal Owner: John F. Etzel & Eva A. Cross
Contract Purchaser: Keith Franz

Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b); BCC of Section 26-203(C)(B) and Section 26-178 to raze a building. Variance to permit parking space 16 feet in length in lieu of the required 18 feet and to be 3 feet from street right-of-way in lieu of 10 feet.

HEARING: Tuesday, January 5, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue

Arnold Jablon, Director

c: Eva Cross & John Etzel
M&H Development Engineers, Inc.
Keith Franz

- NOTES: (1) **YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY DECEMBER 22, 1998.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 410-887-3391.

Come visit the County's Website at www.co.ba.md.us



TO: PATUXENT PUBLISHING COMPANY
December 17, 1998 Issue – Jeffersonian

Please forward billing to:

Azrael, Gann & Franz 410-828-9060
101 E. Chesapeake Avenue
5th Floor
Baltimore, MD 21286

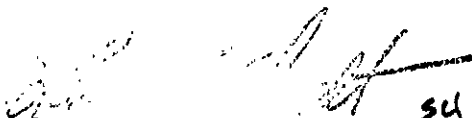
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Special Hearing to approve a waiver pursuant to Sections 26-171, 26-172(b); BCC of Section 26-203(C)(B) and Section 26-178 to raze a building. Variance to permit parking space 16 feet in length in lieu of the required 18 feet and to be 3 feet from street right-of-way in lieu of 10 feet.

HEARING: Tuesday, January 5, 1999 at 10:00 a.m. in Room 407, County Courts Building, 401 Bosley Avenue



Lawrence E. Schmidt 54

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 410-887-3353.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 410-887-3391.

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: # 214
Petitioner: AZRAEL, GANN & FRANZ
Address or Location: 412 DELAWARE AVE.

PLEASE FORWARD ADVERTISING BILL TO:

Name: AZRAEL, GANN & FRANZ
Address: 101 E. CHESAPEAKE AVE, 5TH FLOOR
BALTO. MD. 21286
Telephone Number: 410-828-9060

Revised 2/20/98 - SCJ

99.214. SPHA

Request for Zoning: Variance, Special Exception, or Special Hearing

Date to be Posted: Anytime before but no later than _____.

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-214-~~SP~~PHA

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: TO PERMIT
A VARIANCE ~~FROM~~ ~~SEE~~ 16 FT. LONG PARKING SPACES 3 FT FROM
A RIGHT OF WAY IN LIEU OF 18 FT. AND 10 FT. RESPECTIVELY AND A
SPECIAL HEARING TO APPROVE A WAIVER PURSUANT TO SECTIONS 26-171, 26-172(b);
BCL OF SECTION 26-203(c)(B) AND SECTION 26-278 TO RAZE A
BUILDING.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
(410)887-4880

November 30, 1998

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF November 30, 1998

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

206, 207, 209, 210, 211, 212, 213, (214) and 185

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT

INTER-OFFICE CORRESPONDENCE

TO: PDM DATE: December 10, 1998

FROM: R. Bruce Seeley *RB Seeley*
Permits & Development Review
DEPRM

SUBJECT: Zoning Advisory Committee

Meeting for: October 26, 1998

The Department of Environmental Protection and Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 206
208
209
212
213
214

CR 99-185-XA

CASE# 99-214 -SPHA

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: December 18, 1998

FROM: Robert W. Bowling, Supervisor
Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for December 7, 1998
Item No. 214

The Bureau of Developer's Plans Review has reviewed the subject zoning item. The entrance locations are subject to approval by the Bureau.

Entrances shall be a minimum of 24 feet and a maximum of 35 feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County Standards as the Developer's total responsibility.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from Department of Public Works, Bureau of Highways.

In accordance with Bill No. 32-72, street lights are required along all road frontages of subdivisions. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. Along new roads, the County will assume the cost of the power when the roads have been accepted for County maintenance. Along existing roads, the County will assume the cost of power after installation.

RWB:HJO:jrb

cc: File

Not Required

Robert W. Bowling 1/7/99

ZONE1207.214

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: December 18, 1998

FROM: Robert W. Bowling, Supervisor
 Bureau of Developer's Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for December 7, 1998
 Item No. 214

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RWB:HJO:jrb

cc: File

ZONE1207.214

2011/5/99

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Dept. of Permits & Development Management

DATE: December 16, 1998

FROM: Arnold F. 'Pat' Keller, III
Director, Office of Planning

SUBJECT: 412 Delaware Avenue

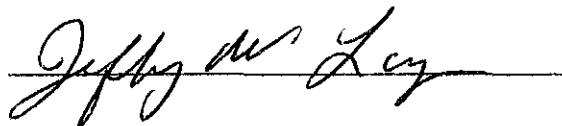
INFORMATION

Item Number: 214
Petitioner: M & H Developers, Inc. (Vince Moskunas)
Zoning: BM-CT
Requested Action: Special Hearing

RECOMMENDATIONS ON THE PROPOSAL – The property located at 412 Delaware Avenue is listed on the Maryland Historical Trust Inventory as the "J. Hunt House" (ca. 1851-1875), No. BA 1473.

At their meeting on December 10, 1998, the Landmarks Preservation Commission agreed to recommend to the Hearing Officer that a waiver be issued. The LPC recommended that the demolition be conditioned on the submittal of photographic documentation, prepared to National Register standards as approved by the County Historian.

Section Chief:



KA:rlh



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Date: 11.27.96

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 214

JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



Baltimore County
Department of Environmental Protection
and Resource Management

BUREAU OF RESOURCE MANAGEMENT
AND ENGINEERING SERVICES
401 Bosley Avenue, Suite 416
Towson, Maryland 21204
410-887-3768
Fax: 410-887-4804

December 11, 1998

Mr. Vince Moskunas
M & H Development Engineers, Inc.
101 Shell Building
200 E. Joppa Road
Towson, Maryland 21286

RE: 412 DELAWARE AVENUE (Jones Falls
Watershed) Waiver Request

Dear Mr. Moskunas:

This is in response to your letter of November 27, 1998 requesting a waiver of storm water management requirements for the above referenced project.

We have reviewed the material submitted with your letter and hereby grant your request. Quantity management is waived under the provisions of Section 14-155 (c) (2) of Article V of the Baltimore County Code (i.e., a parcel of land less than two acres in size served by an existing public storm drainage system of adequate capacity to accommodate the additional runoff). Since there will be no significant increase in impervious area as a result of the proposed work, additional quality management measures will not be required.

It is the intent of this Department to grant this waiver subject to the requirement that all subsequent site plans conform to the hydrologic conditions represented in your request dated November 27, 1998. Changes in site layout may require submittal of revised plans and computations for approval.

If there are any questions, please contact Ed Schmaus at (410) 887-3768.

Very truly yours,

A handwritten signature in cursive script that reads "Thomas L. Vidmar".

Thomas L. Vidmar, P.E., Chief
Resource Management and Engineering Services

TLV:pms

c: Sheldon Epstein, Storm Drain Design
Environmental Impact Review

delaware.ltr



PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

MATTHEW AZRAEL

101 E. Chesapeake Ave

KEITH FRANZ

"

MRH DEVELOPMENT. ENG'NG

VINCENT J. MOSKUNAS

200 E. JOPPA RD 21286

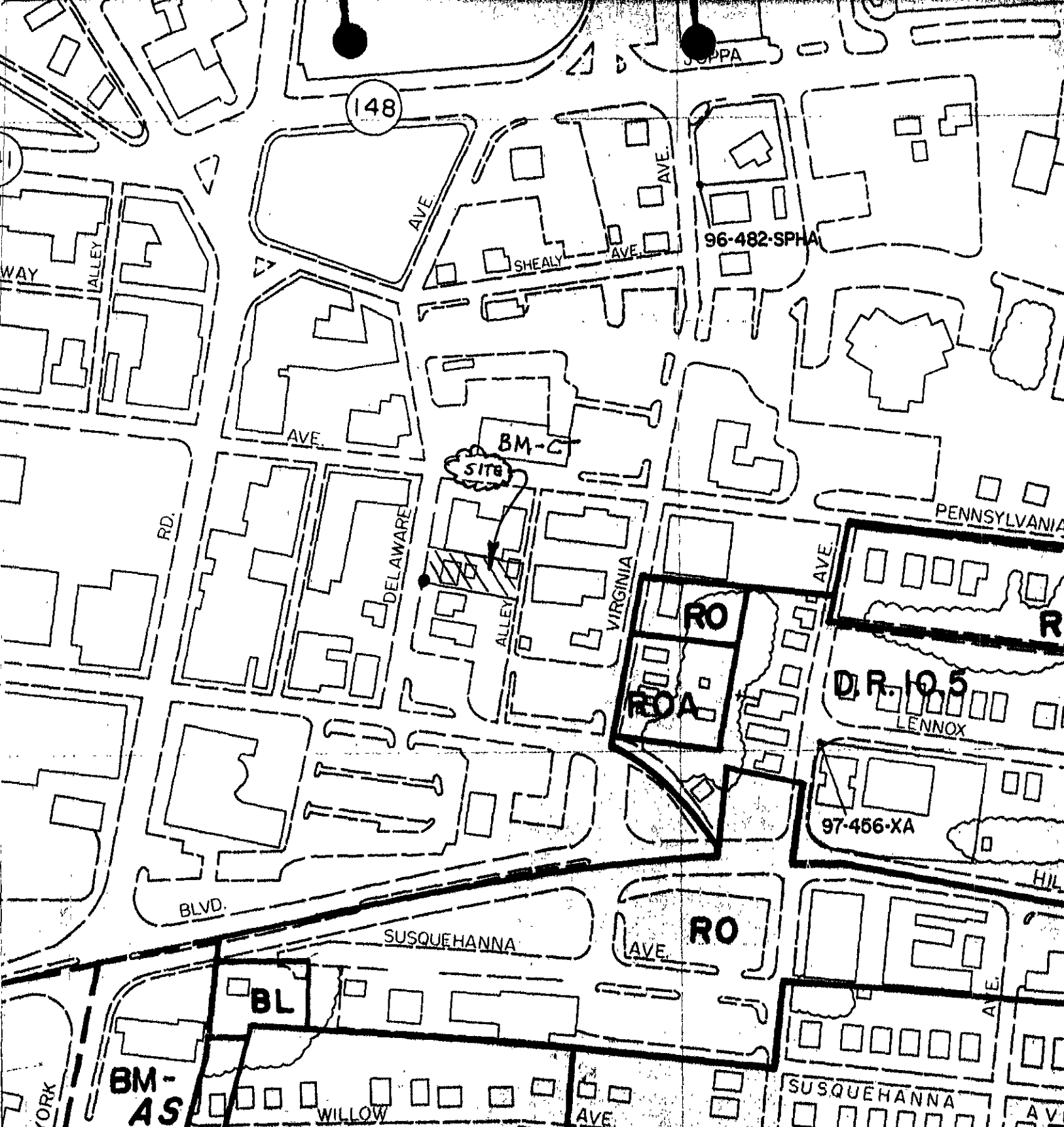
JOHN ETZEL

1108 VALEWOOD 21286

FRANK C. Mc Crystle

1531 W. Joppa Rd. 21204





SCALE

1" = 200' ±

LOCATION

214

TOWSON

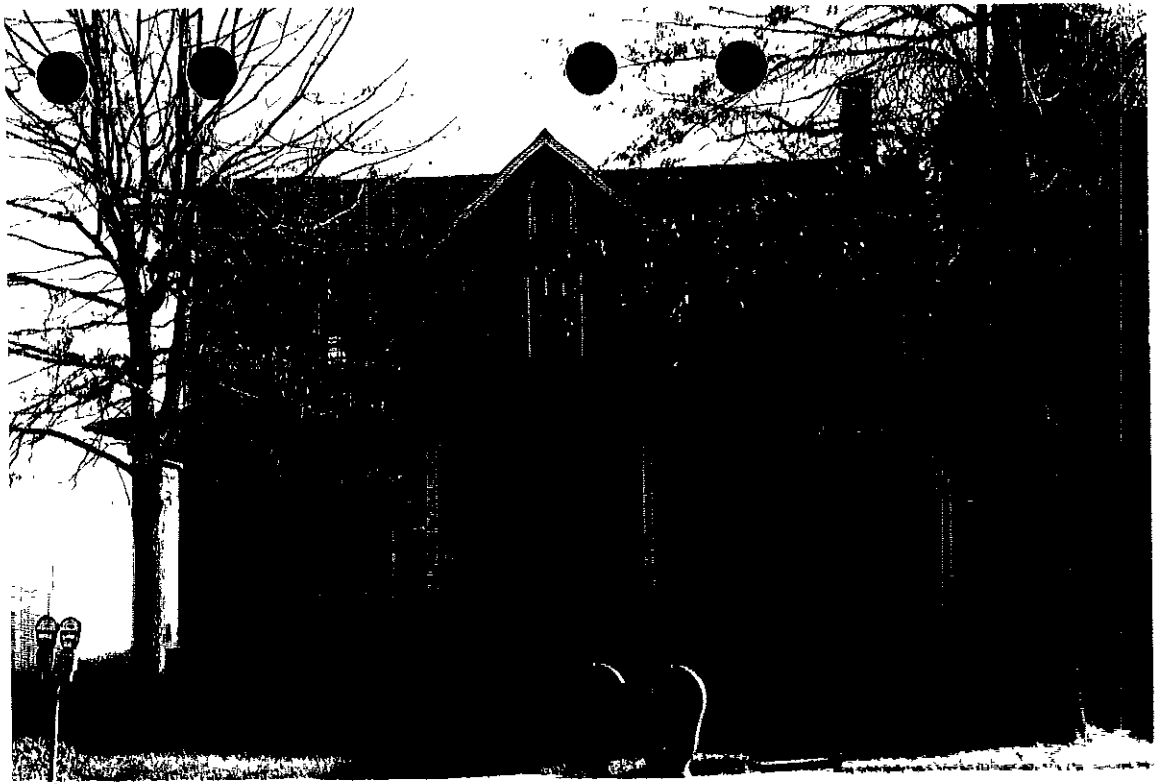
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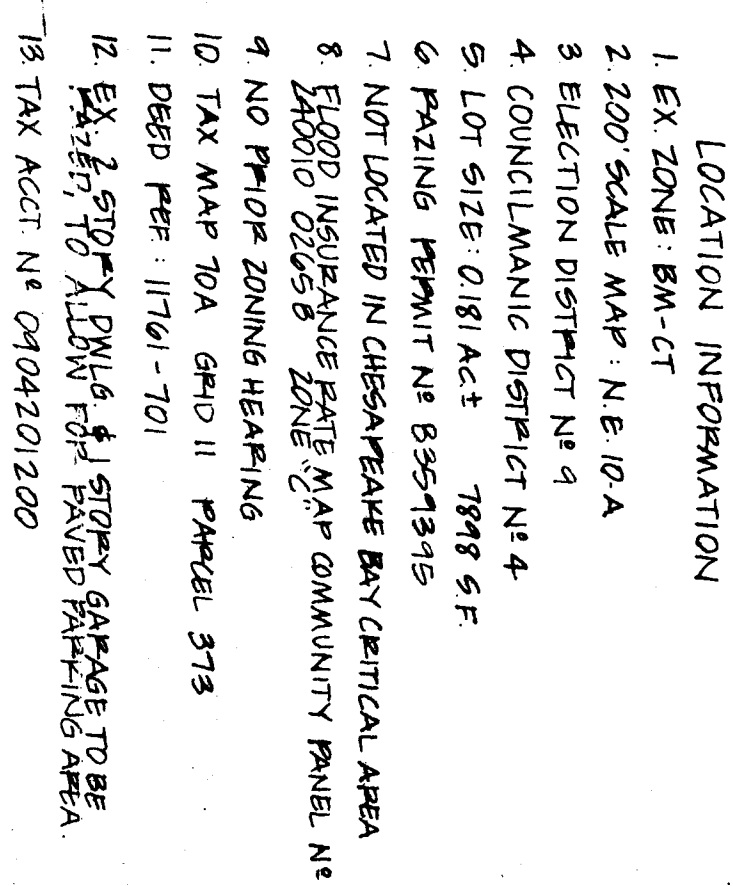
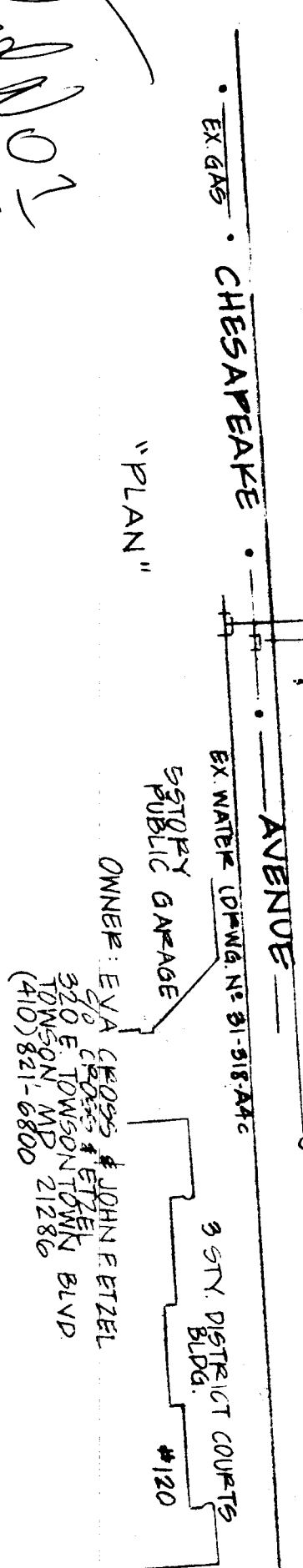
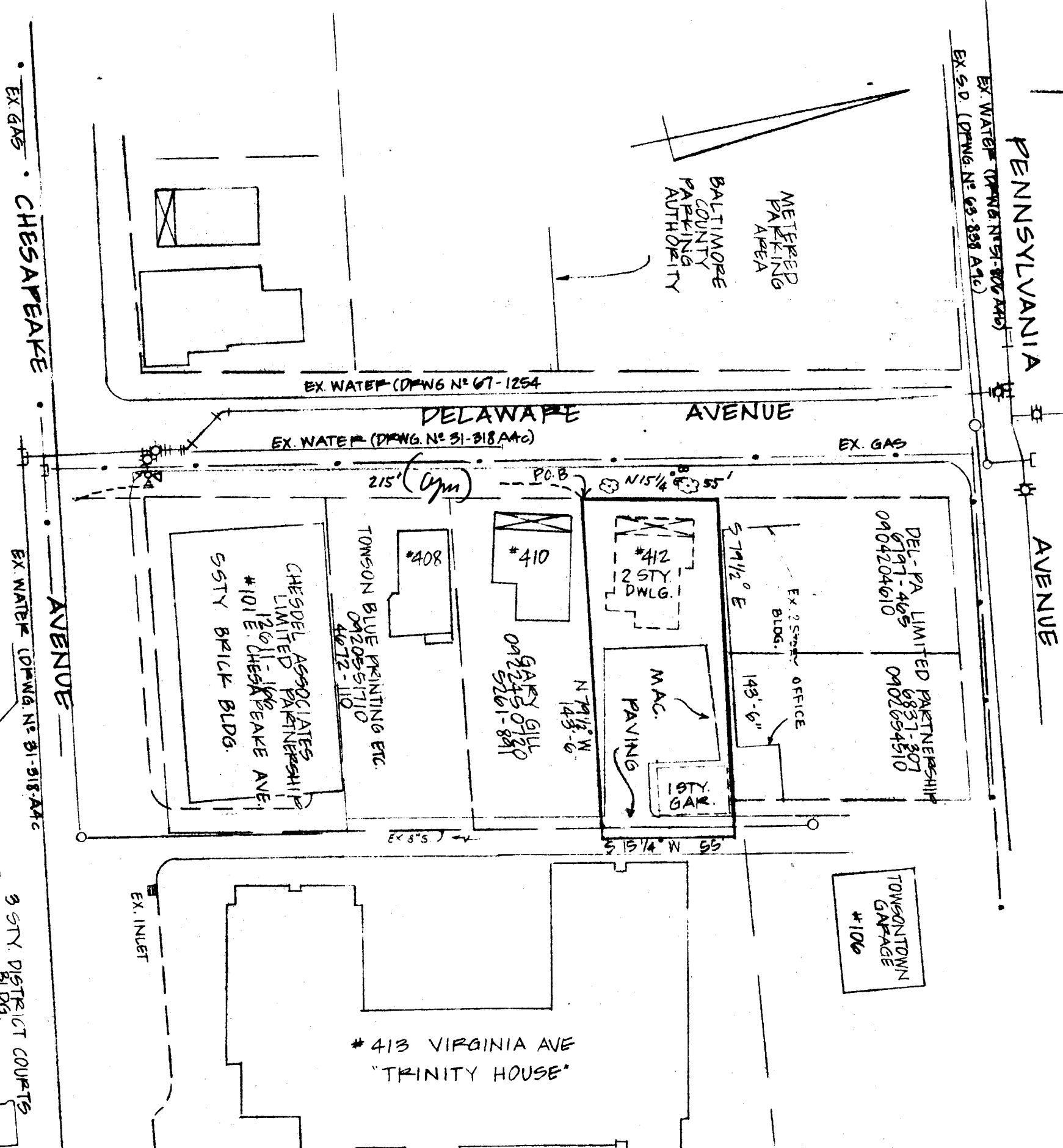
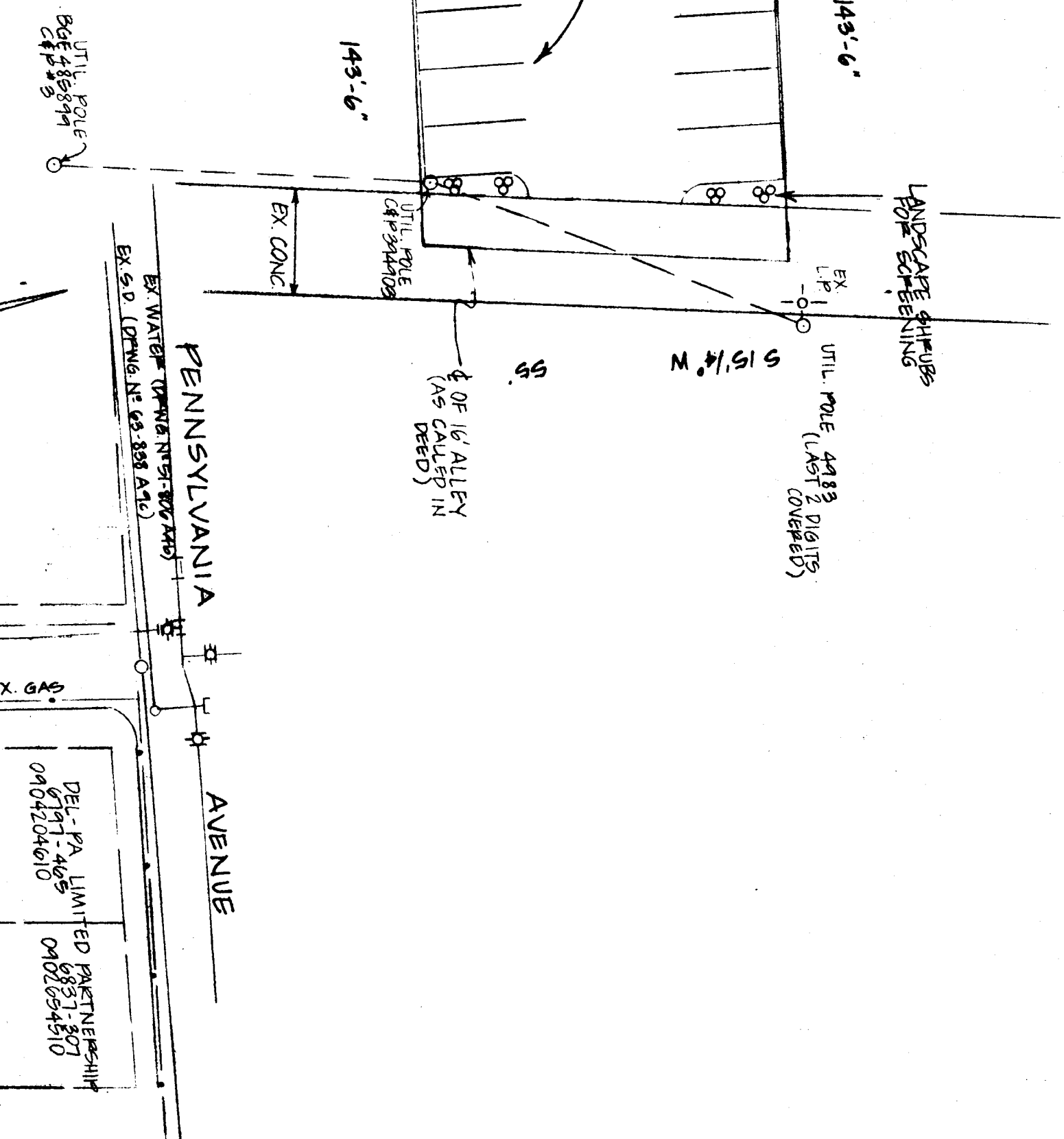
10-A


DATE OF
PHOTOGRAPHY
JANUARY 1966

99-214-SPHA








 10
 New York, N.Y.
 January 10, 1892

10/10/10

99-214-SPHA

ZONING OFFICE USE ONLY !	
PREPARED BY: JL	ITEM NO. 214
CASE NO.	
98-8111	